



6 Brunswick House, Mansfield Court, North Yorkshire, HG1 2QT

£227,500

Fixed Price

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A beautifully presented two-bedroom ground-floor apartment forming part of this popular gated development which adjoins attractive woodland and park and is within easy walking distance of Harrogate town centre.

This super apartment has easy access on the ground floor and provides generous accommodation comprising a large reception room, together with a spacious kitchen and dining area, two double bedrooms, en-suite shower room as well as a bathroom. The building stands with an attractive, well-maintained communal gardens, and the apartment has the benefit of an allocated car parking space within the secure basement car park and residents have use of the visitors' parking area.

Brunswick House forms part of the highly regarded Coppice Park gated development and has the advantage of an on-site concierge office. The property borders Luchon Way Park on three sides, with the nearest entrance just 20 metres from the main gates and is also within easy walking distance of Harrogate town centre, where there is an excellent range of amenities on offer, including bars, restaurants, shops and railway station. An early inspection of this super property is strongly recommended, we anticipate that the property would appeal to a wide range of potential buyers, including professionals, those looking to downsize, buy-to-let investors, or anyone seeking a well-equipped apartment in this unique town-centre position.





GROUND FLOOR

ENTRANCE HALL

With large cupboard for storage and boiler. With wood effect flooring.

SITTING ROOM

A spacious reception room with double doors, bay window, wood effect flooring and fireplace with electric fire.

DINING KITCHEN

With space for dining table. The kitchen comprises a range of fitted units with electric hob, double oven, integrated dishwasher, fridge/freezer and washing machine.



BEDROOM 1

A double bedroom with fitted wardrobes and bay window.

EN-SUITE SHOWER ROOM

With WC, washbasin and shower.

BEDROOM 2

A double bedroom with fitted wardrobes.

BATHROOM

With WC, washbasin set within a vanity unit, and bath.



OUTSIDE

The property stands within attractive and well-maintained, communal gardens and grounds for the use of all residents. The apartment has the benefit of an allocated parking space in the secure basement car park and use of the residents' and visitors' parking area.

TENURE

Ground Rent £100 per year

Annual service charge approx £2,800 which includes building insurance, concierge service, electric gates, coded entry, lifts (including undercroft parking)

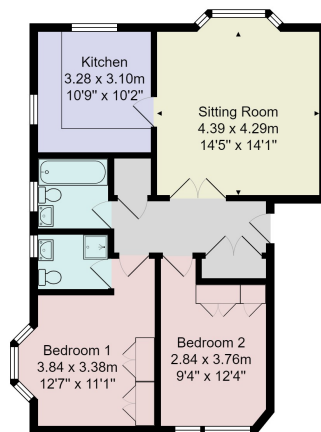
Length of Lease - 970 years remaining.

AGENT'S NOTE

The property benefits from gas central heating, security entry system and double glazing.

Council Tax Band - E





Total Area: 71.0 m² ... 764 ft²

All measurements are approximate and for display purposes only.
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Verity Frearson

26 Albert Street, Harrogate,
 North Yorkshire, HG1 1JT

For all enquiries contact us on:

01423 562531

sales@verityfrearson.co.uk

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-90)	C	76	78
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			